

Electronically Recorded

Tarrant County Texas

Official Public Records

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D211038015

PGS 3 \$24.00

Submitter: ACS

Mary Louise Garcia

Lender Title  
GF#

104682-FCTP

## SUBORDINATION OF LEASE

WHEREAS, Tight Five LLC, a Texas limited liability company ("Lessor") and Trey Harlin, P.C., a professional corporation ("Lessee") entered into that certain Commercial Lease commencing on July 1, 2010 (the "Lease") concerning the premises located at 5752 Boat Club Road, Fort Worth, Texas 76179, same being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

WHEREAS, Lessor and Lessee desire to subordinate all of their right, title and interest in and to the Lease to that one certain Deed of Trust (With Security Agreement and Assignment of Rents) ("Deed of Trust") dated of even date herewith, executed by Lessor in favor of Lender and encumbering the Property, and any and all other interests in the Property of Alliance Lending Corporation ("Lender") in consideration of a loan made by Lender to Lessor and Lessee in the original principal amount of \$176,000.00 as evidenced by a promissory note of even date herewith executed by Lessor.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the Lessor and Lessee in hand paid by the Lender, Lessor and Lessee do hereby covenant and agree that the Lease and any modifications, renewals, extensions, and amendments of the Lease and all rights, options, liens or charges created thereby (including any option to purchase or right of first refusal) are hereby made expressly subject and subordinate, in all respects, to the Deed of Trust and the lien and any security interest created thereby, to any advancements made under the Deed of Trust, to any and all consolidations, renewals, modifications and extensions thereof, and to any other deed of trust on the Property which may hereafter be held by Lender, its successor and assigns.

EXECUTED this 15 day of February, 2011.

LESSOR:

Tight Five LLC, a Texas limited liability company

By: 

David Lloyd Harlin III, Member

LESSEE:

Trey Harlin, P.C., a professional corporation

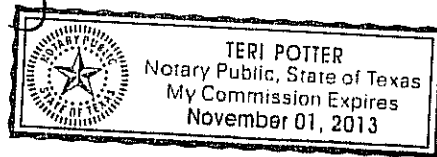
By: \_\_\_\_\_

David Lloyd Harlin III, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David Lloyd Harlin III, Member of Tight Five LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of February, 2011.

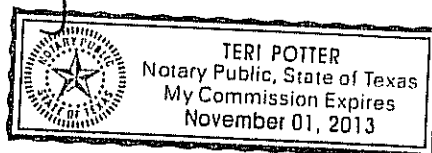


Teri Potter  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David Lloyd Harlin III, President of Trey Harlin, P.C., a Texas professional corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of February, 2011.



Teri Potter  
NOTARY PUBLIC, State of Texas

EXHIBIT "A"

BEING a portion of Lot 11, Block 1, PINON PARK, an Addition to Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 9987, Plat Records, Tarrant County, Texas, together with Certificate of Correction of Dedication dated March 29, 2005, recorded in County Clerk's File No. D205158500, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follow:

COMMENCING at a 1/2 inch iron rod found, said point being the Southeast corner of said Lot 11, and the Southwest corner of Lot 7, of said Pinon Park.

THENCE North 00 deg. 36 min. 32 sec. East, along the common line between said Lot 11, 7 and 8, a distance of 175.59 feet to the POINT OF BEGINNING of the tract herein described;

THENCE North 89 deg. 51 min. 50 sec. West, a distance of 73.00 feet to a point for corner;

THENCE North 00 deg. 36 min 32 sec. East, a distance of 70.00 feet to a point for corner;

THENCE South 89 deg. 51 min. 50 sec. East, a distance of 73.00 feet to a point for corner, said point being in the common line between said Lot 11 and Lot 9 of said Pinon Park;

THENCE South 00 deg. 36 min. 32 sec. West, along the common line between said Lots 11, 8 and 9, a distance of 70.00 feet to the Point of Beginning, and containing 0.117 acres of 5,110 square feet of land, more or less.